ENGEL&VÖLKERS

Your local estate agent with a global network

LA CÔTE

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Dear Readers,

Buying or selling property is more than just a transaction—it's a significant life decision. It requires sound local market knowledge, a strong network, and most importantly, trust. Choosing the right partner for your real estate needs is crucial.

Established in the La Côte region, we have a wide network and extensive experience in the residential property market. As our client, you can benefit from our comprehensive database of qualified and solvent buyers, ensuring a smooth transaction process. Our dedicated team is here to support you every step of the way, from the initial consultation to the final transaction and beyond. We look forward to working with you and helping you achieve your real estate goals in the beautiful La Côte region.

Whether it's an evaluation, potential analysis, search profile, or a new construction project—whatever your property needs, we are here to provide personalized and professional advice. Thank you for considering Engel & Völkers La Côte as your trusted real estate partner.

Sincerely

Mihai Babilon — Managing Director

Engel & Völkers – a strong partner

As a leading estate agent for the brokerage of high-quality residential and commercial properties and yachts, we offer private and institutional clients a professionally tailored range of services.

The Engel & Völkers success story began in 1977 with the brokerage of high-quality residential properties in Hamburg, Germany. Today, our globally established and steadily growing company offers a comprehensive range of services in various business areas. Whether you want to sell an existing property, buy a property or commercial space as an investment, or sell a holiday home or a new-build project: in our various company divisions, you will always be met with experts who can provide you with comprehensive advice on matters regarding the rental or sale of your property and assist with the brokerage process.

With Engel & Völkers, you have a specialist and prudent estate agent at your side who will support you from the moment you consider selling or renting right up until a purchase or rental contract is signed. Our expertise, exclusivity and passion are what make us stand out. We look forward to assisting you with your request.

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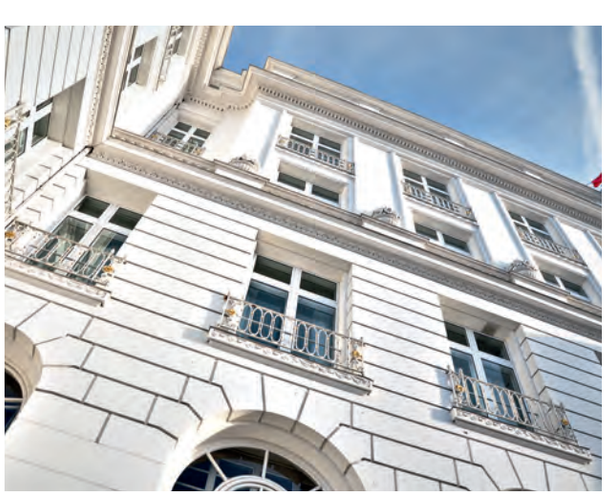
OUR VISION

We connect the needs of the most discerning people around the world – whether they're private or business clients. Because that's what we're passionate about.



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PRIVATE OFFICE

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COMMERCIAL

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DEVELOPMENT SERVICES

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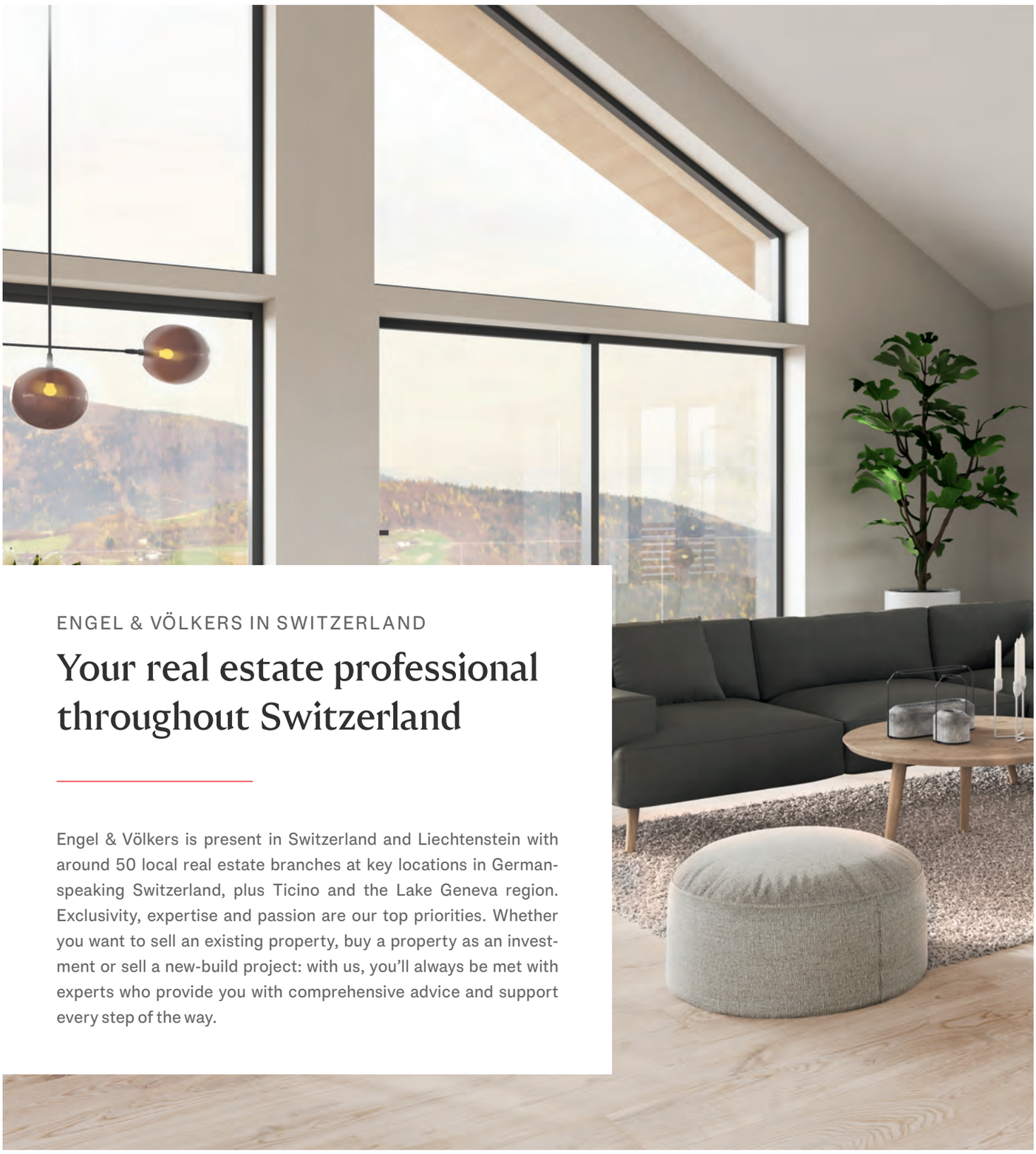

ENGEL & VÖLKERS IN SWITZERLAND

Your real estate professional throughout Switzerland

Engel & Völkers is present in Switzerland and Liechtenstein with around 50 local real estate branches at key locations in German-speaking Switzerland, plus Ticino and the Lake Geneva region. Exclusivity, expertise and passion are our top priorities. Whether you want to sell an existing property, buy a property as an investment or sell a new-build project: with us, you'll always be met with experts who provide you with comprehensive advice and support every step of the way.

> 20

YEARS

of success on the Swiss property market since 2002

> 220

PEOPLE

work for the brand across Switzerland

around 50

SWISS LOCATIONS

that offer local market expertise from local experts

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> CHF 40 million

GROUP REVENUES

in Switzerland
in 2023

> CHF 1.5 billion

IN PROPERTY VALUE

sold in 2023 by
Engel & Völkers Switzerland

> 200’000

SEARCH CUSTOMERS

actively supported
across Switzerland

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OUR MARKETING STRATEGIES

8 Steps to successful property marketing

01
INITIAL INDIVIDUAL CONSULTATION

02
EXPERT PRICE ESTIMATION

03
EXCLUSIVE MARKETING MANDATE

04
TAILORED MARKETING

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05

OPTIMAL VIEWING ARRANGEMENTS

06

REGULAR REPORTING

07

PROFESSIONAL CONTRACT NEGOTIATION

08

COMPREHENSIVE AFTER-SALES SERVICE

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DISCOVER LA CÔTE:

Your ideal living destination

Nestled around the charming town of Nyon, La Côte region is a picturesque gem that combines natural beauty, rich cultural heritage, and modern conveniences. Our agency is dedicated to providing exceptional real estate services in this stunning area, offering a unique blend of urban living and serene landscapes. La Côte boasts excellent connections to Geneva and Lausanne, making it an ideal location for a balanced and convenient lifestyle. Whether you enjoy hiking in the Jura Mountains, cycling through the countryside, or relaxing by the tranquil shores of Lake Geneva, La Côte provides endless opportunities for recreation and relaxation. The region's well-developed infrastructure and attractive job market further enhance its appeal, making it a sought-after place to live. La Côte is renowned for its vibrant community life and cultural heritage. The town of Nyon, with its Roman roots, offers a unique blend of history and modernity, featuring numerous festivals, markets, and events throughout the year. Living in La Côte means immersing yourself in a region rich in cultural and culinary delights, offering a lifestyle that is both cosmopolitan and authentically Swiss. Popular residential areas like Terre Sainte, Begnins, and Genolier provide the perfect mix of good connections to major cities and a lifestyle close to nature. The presence of international organizations such as UEFA and WWF, along with prestigious educational institutions like the International School of Geneva, La Côte International School, and EPFL, makes this region an ideal location f or families and professionals alike.

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Selling your property with Engel & Völkers in La Côte

Mandating Us with the Sale of Your Property

Expert Evaluation: Our team conducts thorough property viewings to leverage our collective expertise, providing a detailed valuation report with a suggested listing price based on the latest market data from the Wüest Partners valuation platform used also by major Swiss banks.

Tailored Marketing Strategy: We present a customized marketing plan, preferring exclusive mandates for our full dedication but also working on a non-exclusive basis if required.

Marketing Your Property

- **Professional Photography**: We arrange a photo shoot with a real estate photography specialist to showcase your property at its best.
- **Comprehensive Property File:** We prepare the professional marketing documentation and compile all necessary documents for the sale.
- **Wide Online Presence:** Your property is listed on all major Swiss real estate portals and the Engel & Völkers website.
- **Targeted Advertising:** We run tailored online ad campaigns across Google Ads, including mobile, desktop, Search, YouTube, and Gmail.
- **Virtual Tours:** We create a digital model of your property on the Matterport platform for virtual visits.
- **Client Matching:** We directly contact clients whose search criteria match your property.
- **Global Exposure**: Your property features in our regular newsletter, GG magazine distributed worldwide, and cross-selling initiatives with selected Engel & Völkers agencies.
- **Local Promotion:** Personalized postcard mailings and the optional “For Sale” sign attract potential buyers in your neighborhood.

Presenting Your Property

- **Tailored Viewings**: We customize property viewings based on the individual assessment of potential buyers.
- **Buyer Vetting**: We verify the financial viability and compliance of interested buyers.
- **Regular Updates:** We provide detailed activity reports on marketing efforts, client feedback, and market trends.
- **Buyer Support**: We assist potential buyers in obtaining mortgages and provide quotes for renovation or remodeling through our partner companies.
- **Energy Certification**: We obtain the mandatory energy certificate for your building through certified partners.

Contracting the Sale of Your Property

- **Negotiation Support**: We offer expert advice throughout the sales negotiation process to secure the best price and terms.
- **Seamless Transition:** We organize sales documentation, prepare notary appointments, and coordinate the sale and purchase timeline for a smooth transition.
- **After-Sales Services:** We ensure a comprehensive handover and provide ongoing support after the sale.

Contact us today to start your journey towards a seamless property transaction!

ENGEL & VÖLKERS LA CÔTE

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Visit us online for more information

Please scan this QR code

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